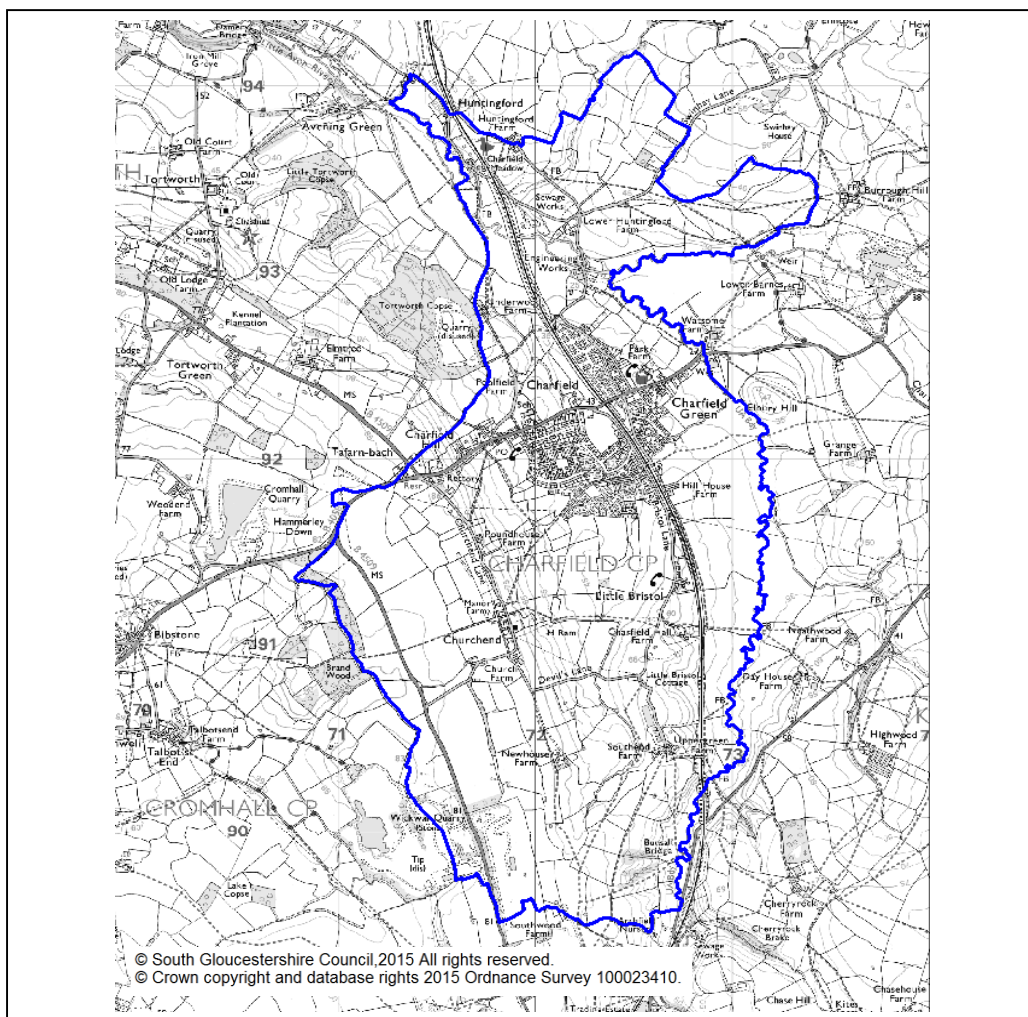


Neighbourhood Area Decision Document

The Neighbourhood Planning (General) Regulations 2012

The Neighbourhood Planning (General) (Amendment) Regulations 2015

Name of Neighbourhood Area (NA)	Charfield Neighbourhood Plan Area
Parish Council	Charfield Parish Council
Consultation Period	9 th December 2015 – 13 th January 2016



Determination

Has the application for the NA been applied for by a relevant body under section 61G (2) of the 1990 Act?	Yes
Is the proposed NA appropriate? (Section 61G (4))	Yes
Does the area overlap another designated area? (Section 61G (7))	No
For multiple area/joint applications, are all relevant bodies included? (Section 61G (2))	N/A

Consultation Summary

Summary of comments/representations to consultation on designation of Neighbourhood Area for Charfield	Council Response to representations received
Natural England – Standing advice given. Recommend their NP guidance notes for communities to utilise when developing planning policies. Safeguarding local, national and international wildlife sites and other natural resources are important.	Guidance notes will be forwarded to Charfield Parish Council for their information. NDPs will also have a Strategic Environmental Assessment and Habitat Regulations Assessment screening undertaken and as necessary assessments carried out. A NDP cannot be adopted if adverse impacts are likely.
Historic England – No objection. Standing advice given. Request that letter with advice on HE support available for Neighbourhood Plans be forwarded to Parish Council.	Historic England consultation response letter will be forwarded to Charfield Parish Council.
Gloucestershire County Council has no comments to make on this consultation.	Noted.
<p>Gladman Developments Ltd – no objection to the application for the Charfield NA from Gladman developments Ltd which has development interests in Charfield.</p> <p>In relation to the preparation of the Neighbourhood Plan itself provided a commentary on national guidance, case law, the impact of the lack of 5 year land supply in South Gloucestershire and the potential scope and timing of the Charfield NP and a request to participate in the NP preparation and be notified of further developments and consultation.</p>	<p>Noted that Gladman have no comment on the application for the NA.</p> <p>Commentary on national guidance, case law, the 5 year land supply and potential scope and timing of the Charfield NP may be relevant to the next stages of NP preparation, however it does not affect the decision to designate the neighbourhood area.</p> <p>Full response from Gladman Developments Ltd to be forwarded to Charfield Parish Council for their consideration in preparation of the NP.</p>
Environment Agency – Offered advice on flood risk, ground water protection and landfill which affects within the boundary of the proposed NA for Charfield	The full response from the EA will be forwarded to the Parish Council for their consideration in preparation of the NP.

Modifications

Are any modifications needed to the NA or adjoining NA? (Section 61G (6) – Y/N	No
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Decision

Decision under Regulation 7 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The application for the designation of the Charfield Neighbourhood Plan Area is

Approved

Blossom

Head of Strategic Planning and Housing

Date: 27 January 2016